

TURNER GROUP CONSTRUCTION

# CONTRACTORS RESOURCE CENTER FOR DIVERSITY AND INCLUSION

*"Tomorrows Contractors Are Todays Trainees"*

# OBJECTIVE



Provide a Business Accelerator platform to educate Alameda County subcontractors and tradespersons in order to grow capacity and promote sustainability



# BUSINESS CASE

**Unemployment Rate (Feb 2014):** 6.7%\*

Labor Force: 782,000

Employed w/in Labor Force: 729,900

\* Unemployed w/in Labor Force: 52,000

**HS Drop-Out Rate:** 13.8%

**Per Capita Income:** \$35,434

## **Capital Construction Projects (Alameda County)**

- Over \$23.2M spanning over the next 5 Years

**Scope:** Small Concrete, Masonry, Concrete Flat Work

**Local Project:** I-880/Hegenberger Desilting \$1.9M



# CURRENT COUNTY RESOURCES



Trade Unions  
Oakland Private Industry Council  
Oakland Business Center  
Cypress Mandela  
Men of Valor  
Volunteers of America

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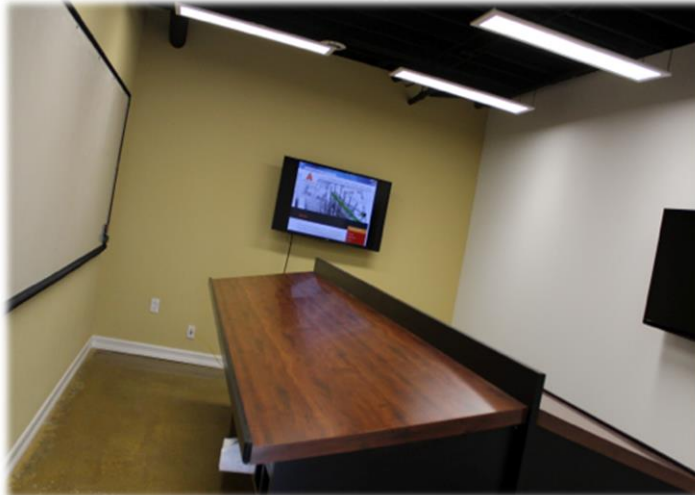
# BUSINESS ACCELERATOR MODEL

- Centralized Alameda County Site
- Fully Staffed
- Organizational Goals
- Performance Measures
- Reporting and Monitoring
- Revenue Stream for Sustainability
- “One-Stop” Shop for Local Subcontractors





# BUSINESS ACCELERATOR MODEL CONTD



**Affordable Office Space**

**On-site Plan Room**

**On-site and Webex Training**

- Construction Take-Offs and Estimates
- Financial Management
- Safety and Risk Management
- Recruitment and Retention
- Building a Sustainable Infrastructure
- Trade-specific Software and its Usage
- Project Scheduling/Critical Paths

**Making Available Plans for Local Projects**

**Administrative Services**

**Local Employment Opportunities**

# RESOURCE CENTER CONTD



Construction Guide

Contracting  
&  
Construction  
Guide

Union Trades/  
Training &  
Facility Usage

Resource  
Center/City Business  
Center Training &  
County Resources



Union Training Collaborative

2014-15 Contractors Resource Center for Diversity & Inclusion  
Trade-Specific Training Schedule

January	Facilitator	Date	Time	Location	Course Content
February					
Topic	Facilitator	Date	Time	Location	Course
BIM 3D/AutoCAD 2D	TURNER	2/5/2015	9am-5pm	8055 Collier Dr. Suite 100	Software
Bloc-Print Reading Part I	Liberty Training/CHM	2/10/2014	9am-1pm	8055 Collier Dr. Suite 100	Basic Sy
Bloc-Print Reading Part II	Liberty Training/CHM	2/10/2014	1pm-5pm	8055 Collier Dr. Suite 100	Publi
March					
Topic	Facilitator	Date	Time	Location	Course
Request for Information	Millions Train (SG)	3/4/2015	9am-1pm	8055 Collier Dr. Suite 100	on Ethic
Estimating	Millions Train (SG)	3/10/2014	9am-1pm	8055 Collier Dr. Suite 100	Estimate
Contract Review/Deconstruct	(Millions Train) SG	3/10/2014	9am-1pm	8055 Collier Dr. Suite 100	Legal Lin
Front-End Coordination	McCarthy Building	3/26/2014	9am-1pm	8055 Collier Dr. Suite 100	Synchr
	Comptrol				Project



Resource & Business Assistance  
Center Training

# RESOURCE CENTER CONTD

## Preliminary Notice



### What is and Why File a Preliminary Notice?

A Preliminary Notice (also known as a Notice to Owner) is a notice sent by the contractor, subcontractor, material men, equipment lessors or other parties to a construction project owner to establish a right to file a Mechanics Lien. A Mechanics Lien is a "hold" against the owner's property. If the Preliminary Notice is sent but the claimant's bill has been paid the Preliminary Notice has no further legal effect. However, if the bill is not paid the claimant now has the option file a Mechanics Lien and foreclose on the owner's property.

### When is a Preliminary Notice Submitted?

A Preliminary Notice should be given within 20 days after claimant first furnishes labor, services, equipment or material to the job site (CC Sec. 3097c). However, claimants may give notice at any time during the job, in which case the claimant will be entitled to file a lien, stop notice or claim on a Payment Bond, for labor, services, equipment or materials furnished 20 days prior to the notice and at any time after the notice. (CC Sec. 3097d).

### Where is a Preliminary Notice Submitted?

The notice may be submitted at one of the following locations if the person being served resides in California (this also applies for residents outside of California):  
a. Residence;  
b. Place of business;  
c. Address shown on building permit; or  
d. Address shown on construction trust

If the person the Preliminary Notice is being submitted cannot be located, the Notice may be addressed to the construction lender or the original contractor.  
a. Personal service;  
b. Registered mail; or  
c. Certified Mail.

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NOTE: When the Notice is sent via registered or certified mail, service is deemed complete when mailed; therefore, this method of service is recommended.

### What Does a Preliminary Notice Consist of?

Preliminary Notice should consist of:

Owner Information	Description of Work/Scope
General Contractor Information	Contract Amount
Surety/Lender Information	Done Mail / Delivered
Project Name	Signature(s)
Project Address	

### Are There Various Formats of Preliminary Notices?

Yes. However, the main components are the same given Preliminary Notices are a legal document requiring specific information.



**An incorrectly completed Preliminary Notice can determine whether you can or cannot file a Mechanics Lien. Always consult your Attorney prior to distributing.**



**FIND OUT MORE....**

1. Preliminary Notice Template
2. Completed Preliminary Notice Sample

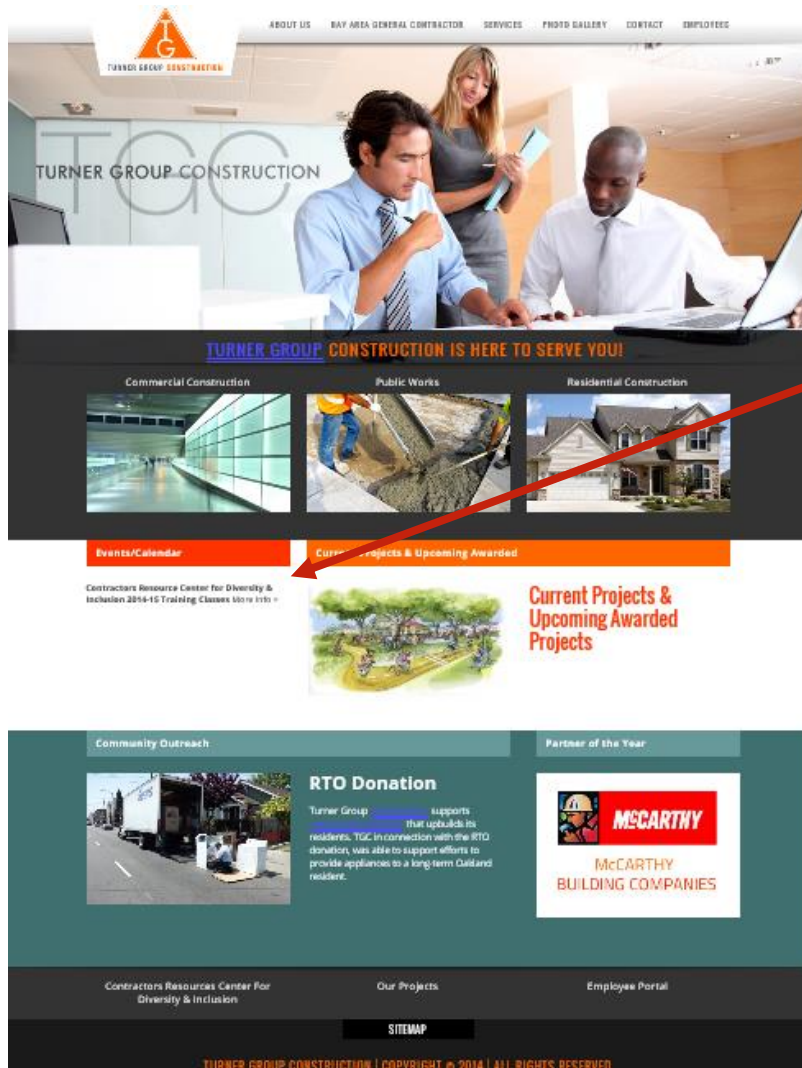
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**CALIFORNIA PRELIMINARY NOTICE for PRIVATE WORKS**  
Pursuant to California Civil Code § 9034 (a), § 9032, § 910, § 916, § 918, § 919, § 920, § 921, § 922, § 923, § 924, § 925, § 926, § 927, § 928, § 929, § 930, § 931, § 932, § 933, § 934, § 935, § 936, § 937, § 938, § 939, § 940, § 941, § 942, § 943, § 944, § 945, § 946, § 947, § 948, § 949, § 950, § 951, § 952, § 953, § 954, § 955, § 956, § 957, § 958, § 959, § 960, § 961, § 962, § 963, § 964, § 965, § 966, § 967, § 968, § 969, § 970, § 971, § 972, § 973, § 974, § 975, § 976, § 977, § 978, § 979, § 980, § 981, § 982, § 983, § 984, § 985, § 986, § 987, § 988, § 989, § 990, § 991, § 992, § 993, § 994, § 995, § 996, § 997, § 998, § 999, § 1000, § 1001, § 1002, § 1003, § 1004, § 1005, § 1006, § 1007, § 1008, § 1009, § 1010, § 1011, § 1012, § 1013, § 1014, § 1015, § 1016, § 1017, § 1018, § 1019, § 1020, § 1021, § 1022, § 1023, § 1024, § 1025, § 1026, § 1027, § 1028, § 1029, § 1030, § 1031, § 1032, § 1033, § 1034, § 1035, § 1036, § 1037, § 1038, § 1039, § 1040, § 1041, § 1042, § 1043, § 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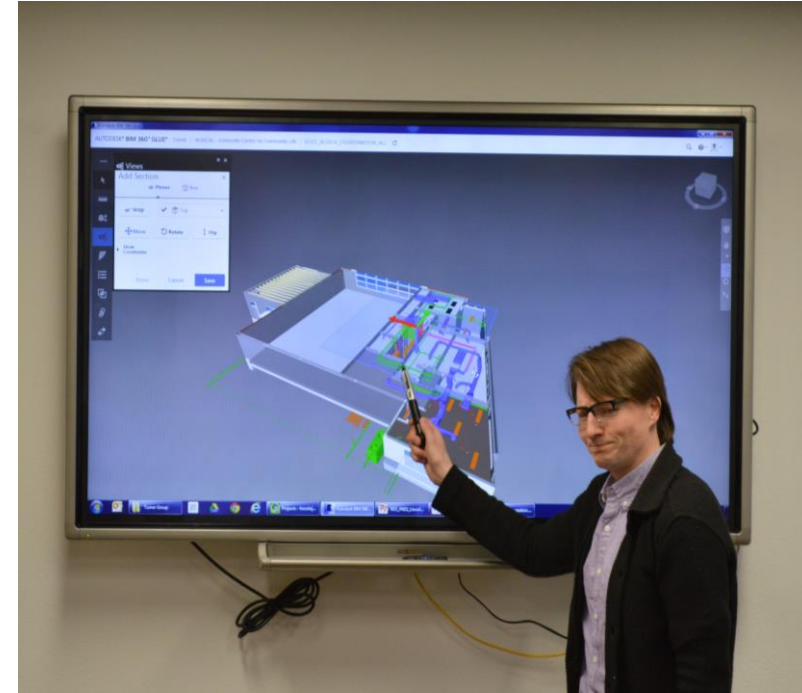
# BUSINESS ACCELERATOR MODEL CONTD



2014-15 Contractors Resource Center for Diversity & Inclusion Trade-Specific Training Schedule					
January Topic	Facilitator	Date	Time	Location	Course Content
February Topic BIM 3D/AutoCAD 2D	TURNER Construction	2/5/2013	3pm-5pm	8055 Collins Dr Oak	Software Functionality
Blue-Print Reading Part I	Leland Turner/Chris Chandler	2/10/2014	5pm-7pm	8055 Collins Dr Oa	Basic Symbols and Codes
Blue-Print Reading Part II	Leland Turner/Chris Chandler	2/11/2014	5pm-7pm	8055 Collins Dr Oa	Addendums, Categories, Relation to Specs
March Topic Request for Information (RFI)	Melissa Truitt (SGI)	3/4/2013	5pm-7pm	8055 Collins Dr Oa	Do's and Don'ts of Composing an Effective RFI
Estimating	Melissa Truitt (SGI)	3/11/2014	5pm-7pm	8055 Collins Dr Oa	Take-offs, Unit Costs, and Estimate Submission
Contract Review/Subcontract Review	(Melissa Truitt) SGI	3/19/2014	5pm-7pm	8055 Collins Dr Oa	Understanding Components, Legal Liability, Relation to Specs, and Sub Buy-out Process
Front-End Coordination a. Site Preparation/Mobilization b. Project Management	McCarthy Building Companies	3/26/2014	5pm-7pm	8055 Collins Dr Oa	Systematic Process for Initiating Project

2014-15 Trade-Specific Training

# BUSINESS ACCELERATOR MODEL CONTD



2014-15 Trade-Specific Training  
Building Information Modeling (BIM) 3D/AutoCAD 2D Facilitated by TURNER  
CONSTRUCTION



# BUSINESS ACCELERATOR MODEL CONTD



2014-15 Trade-Specific Training

Blueprint Reading I and II Facilitated by Turner Group Construction



# MEASURES OF SUCCESS

- Decrease in Unemployment Rate
- Decrease in High School Drop Out Rate
- Increased Availability of Local Minority Subcontractors
- Increase in Contract Awards to Local Minority Subcontractors
- Local Minority Subcontractor Capacity Growth
- Decrease in Crime
- Increase in City Morale
- Enhancement of City Image



# NEXT STEPS

Q&A



TURNER GROUP CONSTRUCTION

